

EXHIBIT A – FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption Class 1 pursuant to CEQA Guidelines Section 15301(a & e) because it involves interior alterations and a deck addition and remodel that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2500 square feet.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it is a residential remodel and deck addition to an existing single-family residence which is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Visual and Scenic Resources, Hazards and Archeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the residential remodel and deck addition will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residential remodel and deck addition will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Whitehall Avenue, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archaeologically Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the proposed deck addition and remodel will be attached to the existing residence and is to be built on previously disturbed ground that includes existing decking and flatwork. The deck addition and remodel will not disturb any undisturbed land on the parcel. The project is required to stop if any resources happen to be found during construction.

Sensitive Resource Area

- I. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, only minor grading will occur, and the project does not require the removal of native trees or vegetation. The proposed deck addition and remodel has been sited to reduce impacts to pine trees on site, and designed to conform to the existing slopes of the site.
- J. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed deck addition and remodel involves minimal grading and will follow existing contours through a stepped foundation approach.
- K. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of the proposed deck addition and remodel and will not create significant adverse effects on the identified sensitive resource, because the proposed project is located on a previously disturbed site, and the proposed deck addition and remodel involves minimal clearing of topsoil and will not remove any trees from the project site.
- L. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will not significantly alter existing drainage patterns. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.
- M. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat because the proposed deck addition and remodel involves minimal site disturbance and will not impact any biological resources. The project does not require removal of trees.
- N. The project will not significantly disrupt the habitat because it is located within an existing urban developed neighborhood and the proposed deck addition and remodel is attached to the existing single-family residence and will result in minimal site disturbance.